

159.0

0011

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

637,300 / 637,300

USE VALUE:

637,300 / 637,300

ASSESSED:

637,300 / 637,300



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
44		GEORGE ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	O'ROURKE RICHARD J JR	
Owner 2:	O'ROURKE MAURA J	
Owner 3:		

Street 1: 44 GEORGE ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Wood Shingle Exterior and 1763 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	216,400	900	420,000	637,300		106281
							GIS Ref
							GIS Ref
							Insp Date
							05/23/18

Total Card 0.138 216,400 900 420,000 637,300 Parcel ID 159.0-0011-0018.0
Total Parcel 0.138 216,400 900 420,000 637,300 Entered Lot Size
Source: Market Adj Cost Total Value per SQ unit /Card: 361.45 /Parcel: 361.4 Total Land:
Land Unit Type:

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,400	900	6,000.	420,000	637,300	637,300	Year End Roll	12/18/2019
2019	101	FV	193,600	1000	6,000.	420,000	614,600	614,600	Year End Roll	1/3/2019
2018	101	FV	193,600	1000	6,000.	354,000	548,600	548,600	Year End Roll	12/20/2017
2017	101	FV	193,600	1000	6,000.	324,000	518,600	518,600	Year End Roll	1/3/2017
2016	101	FV	193,600	1000	6,000.	276,000	470,600	470,600	Year End	1/4/2016
2015	101	FV	181,000	1000	6,000.	240,000	422,000	422,000	Year End Roll	12/11/2014
2014	101	FV	181,000	1000	6,000.	222,000	404,000	404,000	Year End Roll	12/16/2013
2013	101	FV	181,000	1000	6,000.	211,200	393,200	393,200		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONET AGNES	25308-89		4/27/1995		163,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/26/2013	603	Re-Roof	5,600	C					5/23/2018	MEAS&NOTICE	BS	Barbara S											
6/25/1998	414	Wood Dec	6,500	C				9X14 WDK	12/1/2008	Measured	345	PATRIOT											
									12/16/1999	Mailer Sent													
									12/7/1999	Measured	256	PATRIOT											
									7/14/1993		EK												

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 5	- Cape			Full Bath: 1	Rating: Average													
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:													
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:													
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average													
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:													
Sec Wall: 1	%			OthrFix: 1	Rating:													
Roof Struct: 1	- Gable			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average													
Color: olive green				A Kits: 1	Rating:													
View / Desir:				Fpl: 1	Rating:													
GENERAL INFORMATION				WSFlue: 1	Rating:													
Grade: C	- Average			CONDOS INFORMATION														
Year Blt: 1946	Eff Yr Blt:			Location: 1														
Alt LUC:	Alt %:			Total Units: 1														
Jurisdict:	Fact: .			Floor: 1														
Const Mod:				% Own: 1														
Lump Sum Adj:				Name: 1														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good 26.%			Functional: %	Exterior: No Unit			Interior: RMS	Additions: BRS			Plumbing: FL						
Prim Int Wall: 2	- Plaster			Economic: %	Kitchen: 1			Baths: 6	Baths: 3			Electric: 3						
Sec Int Wall: 1	%			Special: %	Plumbing: 1			Heating: 6	General: 3			General: 3						
Partition: T	- Typical			Override: %	Totals: 1													
Prim Floors: 3	- Hardwood			Total: 26.4 %														
Sec Floors: 1	%			CALC SUMMARY				COMPARABLE SALES										
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 105.00	Rate			Parcel ID	Typ	Date	Sale Price							
Subfloor:				Size Adj.: 1.35000002														
Bsmnt Gar:				Const Adj.: 0.98990101														
Electric: 3	- Typical			Adj \$ / SQ: 140.318														
Insulation: 2	- Typical			Other Features: 67500														
Int vs Ext: S				Grade Factor: 1.00														
Heat Fuel: 2	- Gas			NBHD Inf: 1.00000000														
Heat Type: 1	- Forced H/Air			NBHD Mod: 1														
# Heat Sys: 1				LUC Factor: 1.00														
% Heated: 100	%			Adj Total: 293975														
Solar HW: NO	Central Vac: NO			Depreciation: 77609														
% Com Wall	%			Depreciated Total: 216366														
MOBILE HOME				WtAv\$/SQ: 1	AvRate: 1			Ind.Val: 1						IMAGE				
Make: 1																		
Model: 1															AssessPro Patriot Properties, Inc			
SPEC FEATURES/YARD ITEMS				Serial #: 1				Year: 1					Color: 1					
PARCEL ID 159.0-0011-0018.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
7	Pool A-C	D	Y	120	A	AV	2003		53.13	T	12.8	101			900		900	
More: N				Total Yard Items: 900				Total Special Features: 900				Total: 900						